

Historic Preservation Certification Application--Part I

Property: 309 SOUTH FREMONT AVENUE, BALTIMORE, MARYLAND

Historic District: RIDGELY'S DELIGHT

9-2-86 date initial application received by State

date additional information

02-06 date complete information received by State

requested by State

date of this transmittal to NPS

inspection of property by State staff? ✓no yes date:

☒ There is adequate documentation enclosed to evaluate the historic character and integrity of this property.

There is insufficient documentation to evaluate the property adequately. The application is missing the following items:

Reasonable efforts, described below, have been made to obtain this information. Copies of the information requests are enclosed.

1

This property involves:

Extensive loss of historic fabric

Substantial alterations over time

Preliminary determination of listing

for district:

for individual property

✓ DETERMINATION OF SIGNIFICANCE TO DISTRICT

Obscured or covered elevation(s)

— Moved property

State recommendation inconsistent with NR documentation

Recommendation different than the applicant's request

Complete one section below as appropriate.

(1) ☒ The property ☒ contributes ☐ does not contribute to the historic significance of this district in:

✓ location ✓ design ✓ setting ✓ materials ✓ workmanship ✓ feeling and association
Property is mentioned in the NR documentation in Section _____, page _____.

(2) For properties less than 50 years old:

the historical merits of the district (the periods and areas of significance) are documented in the National Register nomination form or district documentation on file as less than 50 years old, justifying the certification of this property's contribution.

the strong historical or architectural merit of this property as described in the National Register nomination form or district documentation on file justifies its certification as contributing.

there is insufficient justification to consider this property contributing to the district on the basis of its individual architectural or historical merits or the significance of the district does not extend up to and including the latest 50 year period.

Briefly explain how Standard (3) applies to this property's individual merits or its significance in relationship to the significant qualities and characteristics of the district.

(3) For preliminary determinations:

A. The status of the nomination for the property/historic district::

— Nomination has already been submitted to State review board, and if reviewed by the board, nomination will be forwarded to the NPS within a reasonable period of time. (Draft nomination is enclosed.)

Nomination was submitted to the NPS on _____.

Nomination will be submitted to the State review board within twelve months.

Nomination process likely will be completed within thirty months.

Other; explain:

E. Evaluation of the property:

Property is individually eligible and meets National Register Criteria for Evaluation

Property is located within a potential registered district that meets National Register Criteria for Evaluation

A B C D Exceptions:

(4) The property is located in a registered district, is outside the period(s) and/or area(s) of significance as documented in the NR nomination and:

_____ appears to contribute to the expanded significance of the district. Enclosed is the revised nomination documentation.

does not appear to contribute to the period(s) and/or area(s) of significance of the district.

Complete sections below for all properties:

3

Description of district including the period(s) and area(s) of significance as described in the National Register documentation or documentation on file (except for preliminary determination of individual listing). THE RIDGELY'S DELIGHT HISTORIC DISTRICT REPRESENTS A SUBSTANTIAL AND WELL PRESERVED FRAGMENT OF THE LARGE NEIGHBORHOODS WHICH DEVELOPED DURING THE EARLY 19TH CENTURY. STRUCTURES RANGE FROM 2 TO 2½ STORY, LATE FEDERAL HOUSES TO THE MORE SUBSTANTIAL 3 STORY, CORNICED, ITALIANATE VERSIONS.

Period(s) of significance: EARLY TO MID 19TH Section page 16.

Description of the property documenting current condition. THIS 2 STORY BRICK ROW HOUSE HAS A 3 BAY FRONT CAPPED BY A WOODEN CORNICE. THE ENTRANCE IS ARTICULATED BY A BRICK HOOD. WINDOWS ARE LOWER 1 WOOD, DOUBLE HUNG WITH ROUNDED JACK ARCHES, WHITE MARBLE SILLS AND 2 SMALL CASEMENT WINDOWS INTO THE BASEMENT. THE FRONT STEPS ARE ALSO WHITE MARBLE. THE REAR ELEVATION CONSISTS OF 2 STORIES HAVING 2 BAYS EACH. A WOOD FRAME SECOND STORY ~~FRAMES~~ ADDITION PROJECTS OVER THE FIRST, CREATING A SMALL PORCH. THE FIRST FLOOR HAS A 4/4 DOUBLE HUNG WOOD WINDOW IN BAY ONE AND A 2 LIGHT - 2 PANEL WOOD DOOR WITH 2 LIGHT TRANSOM ABOVE. THE SECOND FLOOR CONSISTS OF 2 - 4/4 WINDOWS. THE INTERIOR "L" PLAN CONSISTS OF 3 ROOMS AND A HALL ON THE FIRST FLOOR WITH 3 ROOMS A HALL AND SMALL BATHROOM ON THE SECOND.

Retains sufficient integrity? ☒ Yes ☐ No

Statement of significance of the property

THERE IS AN ABUNDANCE OF HISTORIC TRIM AND SLATE PANELS IN THIS HOUSE, ALL OF WHICH ARE IN EXCELLENT CONDITION.

THIS STRUCTURE TYPIFIES THE LATE 19TH CENTURY STYLE AND ATMOSPHERE OF RIDGELY'S DELIGHT AND IS LOCATED IN AN UNBROKEN BLOCK OF VICTORIAN ROW HOUSES WHOS FACADES ARE UNALTERED AND IN GOOD CONDITION, HAVING ORIGINAL OR RESTORED CORNICES, WHITE MARBLE STEPS AND DECORATIVE BRICK HOOPS ABOVE THE ENTRANCES.

4

State Official Recommendations:

This application for the above-named property has been reviewed by MICHAEL DAY, a professionally qualified architect, architectural historian, or historian on my staff.

☒ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for the purpose of rehabilitation.

☐ The property is included within the boundaries of a registered historic district, contributes to the significance of the district, and is a "certified historic structure" for a charitable contribution for conservation purposed in accordance with the Tax Treatment Extension Act of 1930.

☐ The property does not contribute to the significance of the above-named district.

☐ The property appears to meet the National Register Criteria for Evaluation and will likely be nominated.

☐ The property does not appear to meet the National Register Criteria for Evaluation and will not be nominated.

☐ The property appears to contribute to the significance of a:

☐ potential historic district which appears to meet the National Register Criteria For Evaluation and will likely be nominated.


☐ registered historic district but is outside the period(s) and area(s) of significance as documented in the National Register nomination or district documentation on file with the NPS. Revised nomination or district documentation is enclosed.

☐ The property should be denied a preliminary determination that it could qualify as a certified historic structure.

☐ Insufficient documentation has been provided to evaluate the structure.

☐ Detailed NPS review recommended ☐ Precedent setting case ☐ Forwarded without recommendation

Date: 10-6-86

State Official Signature: 

SEP 2 1986

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE**

B-4135

MARYLAND HISTORICAL
TRUST

NPS Office Use Only

Project Number:

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Use typewriter or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property:

Address of property: 309 SOUTH FREMONT AVENUE

City Baltimore County 1 State Md. Zip Code 21230

Name of historic district: RIDGELY'S DELIGHT

☒ National Register district ☒ certified state or local district ☐ potential historic district

2. Check nature of request:

- ☒ certification that the building contributes to the significance of the above-named historic district for the purpose of rehabilitation.
☐ certification that the structure or building and, where appropriate, the land area on which such a structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
☐ certification that the building does not contribute to the significance of the above-named district.
☐ preliminary determination for individual listing in the National Register.
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district.
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. Authorized project contact:

Name Edwin N. Stretch Title CONSULTANT
 Street 137 Welcome Alley City Baltimore
 State Maryland Zip 21201 Telephone Number (during day): 301 539 3142

4. Owner:

Name K + M PARTNERSHIP, INC.
 Street 914 LIGHT STREET City BALTIMORE
 State MARYLAND Zip 21230 Telephone Number (during day): 301 962 0478

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the above-named property.

Owner's Signature Gene R. Murray PARTNER Date 8-1-86

Social Security Number or Taxpayer Identification Number [REDACTED]

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application - Part 1" for the above-named property and hereby determines that the property:

- ☐ contributes to the significance of the above-named district and is a "certified historic structure" for the purpose of rehabilitation.
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
☐ does not appear to qualify as a certified historic structure.

Date

National Park Service Authorized Signature

National Park Service Office

HISTORIC PRESERVATION
CERTIFICATION APPLICATION—

NPS Office Use Only

Property Name

309 S. FREMONT AVE., BALT., MD. PART 1

Property Address

1 M PARTNERSHIP, INC., [REDACTED]

Owner Name/Social Security or Taxpayer ID Number

Project Number:

B-4135

5. Description of physical appearance:

SEE ATTACHED

Date of Construction: C 1892

Source of Date: PEALE MUSEUM SANBORN MAPS
CITY DIRECTORIES.

Date(s) of Alteration(s): NONE

Has building been moved? ☐ yes ☒ no. If so, when?

6. Statement of significance:

SEE ATTACHED.

7. Photographs and maps.

SEE ATTACHED.

Attach photographs and maps to application.

Continuation sheets attached: ☒ yes ☐ no

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309 South Fremont Avenue
Baltimore, Maryland
K & M Partnership, Inc.
52-123539-2

5. This 2 story brick row house has a 3 bay front capped by a wooden cornice. The entrance is in bay 1 on the first floor and is articulated by a brick hood. Windows are 1/1 wood double-hung with rounded jack arches, white marble sills and 2 small casement type windows into the basement. The steps leading to the front door are also white marble.

The rear elevation consists of 2 stories having 2 bays each. A wood-frame second story addition projects over the first creating a small porch. This porch is supported by 3 columns. The first floor has a 4/4 wood double-hung window in bay one and a 2 light, 2 panel wood door with 2 light transom above in bay 2. The second floor consists of (2) 4/4 wood double-hung windows. Galvanized metal half-round and round profile gutter and downspout carry roof water from the entire roof which slopes to the rear.

The interior "L" shape plan consists of 3 rooms and a hall on the first floor with 3 rooms, a hall and a small bathroom on the second.

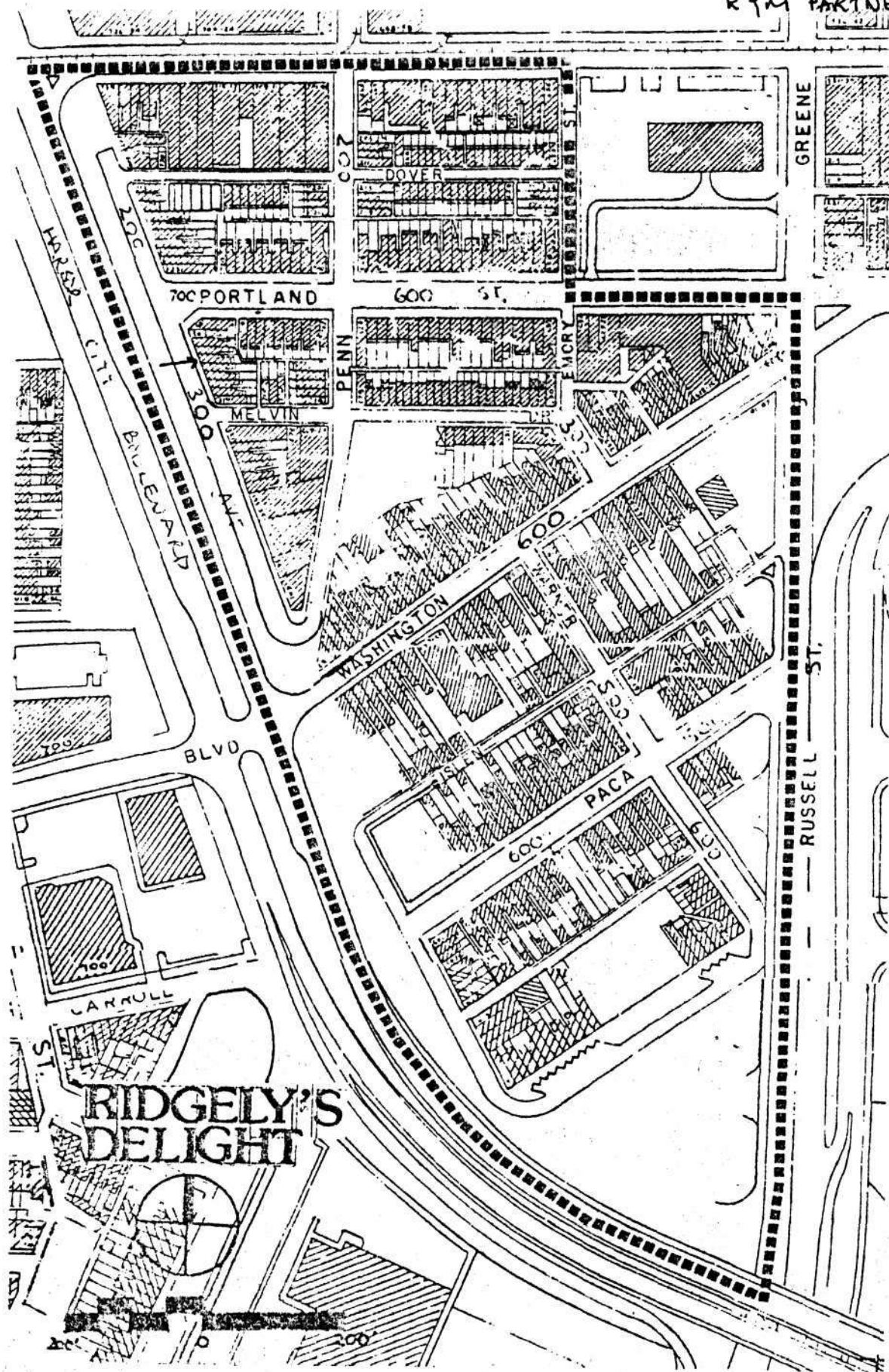
There is a full basement with exposed uncoarsed rubble foundation.

6. This structure is significant in its valuable contribution to both the block and the district. Located in an unbroken block of victorian row houses, all the brick facades in the 300 block are unaltered and in good condition having original or restored cornices, white marble steps and brick hoods above the entrances.

This structure typifies the late 19th Century style and atmosphere of Ridgely's Delight and is prominently located on the district's Western border.

JULY 1986

309 SOUTH PREMONT AVE.
BALTIMORE, MARYLAND
K & M PARTNERSHIP, INC.



RIDGELY'S DELIGHT BALTIMORE CITY HISTORIC DISTRICT 10/19/79
RIDGELY'S DELIGHT NATIONAL REGISTER HISTORIC DISTRICT 6/6/80

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JULY 1986
309 S. FREMONT AVENUE
BALTIMORE, MARYLAND
K & M PARTNERSHIP

EXTERIOR

1. See street-scape submitted with 307 S. Fremont #1
2. Front Elevation - See elevation submitted with 307 S. Fremont Avenue #2
3. Rear Elevation looking West
4. Rear looking South
5. Rear looking West along side wall

INTERIOR - FIRST FLOOR

6. Hall looking West into vestibule
7. Hall looking West at vestibule door
8. Hall looking East at staircase.
9. Livingroom - Looking West at front windows
10. Livingroom - Looking South at mantel
11. Livingroom - Looking Southeast
12. Livingroom - Looking Northeast
13. Middle Room - Looking West thru to front room
14. Middle Room - Looking North at mantel
15. Middle Room - Looking Northeast
16. Middle Room - Looking East into kitchen
17. Kitchen - Looking West
18. Kitchen - Looking East
19. Kitchen - Looking Northeast

BASEMENT

20. Staircase into Basement - Looking North
21. Basement - Looking East depicting stairs.
22. Basement - Looking West at front windows
25. Basement Wall - Detail

SECOND FLOOR

24. Staircase from first floor to second floor
25. Staircase - Looking South toward top
26. Skylight over stairwell
27. Hall at top of stairs looking East
28. Front Room - Looking West
29. Front Room - Looking Southeast
30. Middle Room - Looking North
31. Middle Room - Looking Northeast
32. Middle Room - Looking Northwest
33. Bathroom - Looking Northeast
34. Rear Room - Looking West
35. Rear Room - Looking East

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